

**CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION**

Meeting Date: September 11, 2023

ITEM: Picket Fence Communities 2023, Northeast corner of S. 88th Street and Mills Civic Parkway – Approve a Preliminary Plat to create 1 lot for Multi Family Residential and 7 lots for Single Family Residential and approve a Site Plan to allow construction of 236 multi-family dwellings – PFC WDM, LLC – PPSP-006109-2023

Resolution: Approval of Preliminary Plat and Site Plan

Background: Brent Culp with Snyder and Associates, Inc., on behalf of the applicant and property owner, PFC WDM, LLC, request approval of a Preliminary Plat for the approximately 22.8-acre property generally located at the northeast corner of S. 88th Street and Mills Civic Parkway. The applicant proposes to subdivide the property into 1 lot for multi-family development, 7 lots for single family development, and 1 street lot to be dedicated to the city. Additionally, the applicant requests approval of a Site Plan to allow the construction of 236 dwellings within 6, 8, 10 & 12-unit, attached, multi-family buildings and associated site improvements.

Staff Review & Comment:

- **Financial Impact:** There is no City funding of this project; however, there is staff time for processing of development application and inspections during construction.
- **History:** In May of 2022, the land use designation of this property was changed from Office (OF) to Medium Density Residential (MD) to allow for the proposed development. Also, the Silverwood Planned Unit Development, where this property is located, was amended to specify development parameters for the proposed development. In October of 2022, a preliminary plat and site plan were approved for the development of single family detached and bi-attached homes on the site. That proposed development did not move forward. On September 5, 2023, the City Council approved an amendment to the Silverwood Planned Unit Development Ordinance to accommodate the change in development from single family detached and bi-attached homes to this 6, 8, 10 & 12-unit multi-family buildings as currently proposed.
- **Key Development Aspects:**
 1. **Building Types:** This development will consist of five 6-plex buildings, six 8-plex buildings, eleven 10-plex buildings, and four 12-plex buildings for a total of 236 dwelling units. Based on 236 total dwelling units (as proposed), there will be 12 dwelling units per acre within Lot 1 which is the number of dwelling units allowed per acre within the Medium Density Residential zoning district. All dwellings within Lot 1 will be rental homes. Attached garages will be provided for all the units.
 2. **Buffers:** A minimum thirty-foot (30') buffer is provided along all public streets adjacent to this development. For that portion of the Coachlight Drive buffer which extends from the west property boundary to twenty-five feet (25') past the easternmost wall of the east dwelling structure, a maximum six foot (6') high opaque fence shall be installed at the top of the berm.

The property to the northwest of the subject property is still zoned Office (OF), therefore since the subject property initiated the change from Office to Residential Medium Density (RM-12), a minimum 30' landscape buffer is required between the two properties. Due to limited space for a buffer, the applicant requested that property owner (Scenic Holdings, LLC, dba Scenic Development) waive the buffer requirement along their shared property line due to their anticipated use of the property for a memory care facility, which would also require RM zoning.

Scenic Holdings, LLC has provided written documentation agreeing to a waiver of the buffer requirement. Staff recommends a condition of approval that the City Council grant a waiver of the buffer requirement along this shared property line.

3. Perimeter Setbacks: According to the Silverwood PUD Ordinance that was just amended, primary and accessory structures shall be setback a minimum of twenty-five feet (25') from the perimeter development boundary if sidewalks are constructed on both sides of the internal private streets within the parcel. Such sidewalks shall be located a minimum of five feet (5') from the back of curb of the private street. If sidewalks are constructed on only one side of the private street, as described above, the primary and accessory structure setback shall be a minimum of thirty feet (30'). Sidewalks are proposed to be constructed on both sides of the private streets within this development with a 30' perimeter setback.

The above perimeter setback reductions are enabled within the PUD; however, City staff will also be proposing a City Code amendment in the near future to provide the same provisions across the city and address issues with compliance with code provisions regarding pedestrian pathways citywide. (See 'sidewalk' discussion in Development & Planning Subcommittee bullet below.)

4. Outdoor spaces: The original concept for this development included a 10' X 15' fenced in backyard for each unit proposed. The new concept does not include fenced backyards, so the PUD Ordinance was amended to require a minimum 40 square foot porch, patio, deck or balcony with a minimum usable dimension of 6' deep in either direction within at least 80% of the dwelling units. For those units that do not have outdoor use areas as part of the dwelling unit, outdoor area will be provided on site as part of the common outdoor area for the clubhouse.
5. Parkland Dedication: Based on the number of dwelling units proposed, this property is required to provide 2.51 acres of parkland and greenway. The applicant will be providing on site open space to fulfill a portion of this requirement. To fulfill the remainder of the requirement, the applicant will purchase, install and construct onsite improvements including a vinyl pergola, outdoor fireplace, grilling station, outdoor patio with furniture, multi-use court, sidewalks, trails, benches and bike racks. The Parkland Dedication Agreement with specifics about these actions and fulfilling the parkland dedication requirements is proposed to be approved by the City Council with this preliminary plat/site plan review. The signed and executed Parkland Dedication Agreement shall be signed by the applicant and approved by the City Council prior to any building permit being issued for the site.

- Traffic Impact Study Findings: A traffic analysis for the original Comprehensive Plan Amendment and Rezoning was completed in April 2022 and a traffic analysis for the original site plan was completed in August 2022. A traffic analysis for the revised site plan was completed in July 2023. Key findings of the July 2023 study are summarized below.
 - The proposed development is expected to generate slightly more traffic than what was planned but less traffic than what was estimated prior to the August 2022 traffic analysis. The previously planned full build roadway geometry and recommended triggers for future improvements, as detailed in the August 2022 traffic study, remain adequate for the study area. With the planned future improvements, all major intersections are anticipated to have adequate capacity to accommodate the proposed land use.
 - The intersection of S. 85th Street & Coachlight Drive currently operates with 2-way stop control, with Coachlight Drive operating as the designated thru street. With S. 85th Street being continued to the south to serve the proposed site and intersect with Mills Civic Parkway; traffic patterns are expected to shift, and additional north/south traffic will be generated through the intersection. As a result of the shifting traffic patterns and with the two streets functioning as two residential neighborhood collector streets of similar design, traffic volumes, and anticipated operating characteristics, the intersection is recommended to have all-way

stop control. This would also help control vehicle/pedestrian conflicts, as additional pedestrian activity is expected between the proposed development and Huston Ridge Park to the northeast of the intersection. As the area continues to develop, modifying the intersection from an all-way stop to a mini roundabout may be considered in the future to further improve the operation of the intersection. These changes are due in part, but not entirely, to traffic generated by the proposed site.

- *Developer Responsibilities:* In conjunction with site development or platting of the lots, whichever occurs first, the developer will be responsible for construction and/or installation of all required public and private infrastructure improvements necessary to support development. As a part of this development, S. 85th Street will be extended from its existing terminus south to Mills Civic Parkway.
- *Development & Planning Subcommittee:* At the June 19, 2023, Development & Planning City Council Subcommittee meeting this project was discussed regarding sidewalks along private streets and regarding the types of housing units now being proposed.
 - *Sidewalks:* In reviewing projects for multi-family developments, staff is running into issues with compliance with code provisions regarding pedestrian pathways. When the streets are private, sometimes a sidewalk is not constructed at all since code specifically says sidewalks are required along public streets but does not mention along private streets. With private streets, the sidewalks are being located immediately adjacent to rolled curbs, with no protection for the pedestrians which staff cannot say meets the code intent to have 'adequate physical separation of vehicles from pedestrians'. When staff requests that the sidewalks be moved back from the curb edge, we are told that they cannot do so for a variety of reasons, such as, no room within the site, it will require a complete redesign, loss of units, project won't be feasible, etc. The Picket Fence development and a newly proposed High Point development were provided as examples. Staff suggested a code amendment to require sidewalks to be a minimum of five feet (5') from the back of curb along private streets and corresponding code amendments to allow a reduction in the required buffer width and perimeter setback to accommodate the additional land required for sidewalks on one or both sides of a private street. These corresponding reductions provide the necessary room to accommodate pedestrian pathways setback from the curb edge without impacting the number of units a developer otherwise would be able to implement within a site. Subcommittee Members were in support of reducing the perimeter setback to thirty feet (30') if a sidewalk is constructed on one side of the private street and reduce both the perimeter setback and buffer width to twenty-five feet (25') if sidewalks are constructed on both sides but then require additional vegetation within the buffer. The proposed changes will be brought forward to the Planning & Zoning Commission and City Council at a later date.
 - *Housing Building Types:* Council member Hudson indicated that he had heard from residents who live in the single-family homes across the street (Coachlight Dr.) that they have concerns with the proposed development being rentals. He noted his own concerns with having more dense development that may be viewed as out of context to the existing single-family homes. Staff noted that the proposed has more units than the original (236 versus 196) but has a better site layout, especially for emergency response purposes; the proposal is an allowed use that falls within the allowed density for the district; and that the city does not have a means to control whether a project is rental or owner-occupied. The developer has been made aware of the context concerns and has been reminded of the agreement that the original layout oriented the front of the homes to the street to appear and feel more like the single-family to the north. The developer has modified the units along Coachlight Dr. and the southern end of S. 85th Street to be 6-plex buildings which complies with the transitional buffering requirements of city code. This site plan includes a buffer

along Coachlight Dr. with a three foot (3') berm and landscaping along with a six feet (6') opaque fence to break up views of the buildings from the properties to the north.

Council member Hudson asked if there had been a zoning change on this property. Staff responded that it was previously zoned office which was most likely due to market conditions at the time. Previous inquiries have been for high-density apartment development so a change to medium density was welcomed. Council member McKinney echoed being mindful of what was originally presented and would be in favor of additional buffering/vegetation along the north side of the development.

- **Plat Validity:** Per City Code, the associated Final Plat must be presented to the City Council for approval within 12 months of the approval of this Preliminary Plat if surety is being posted for Public Improvements; or, within 18 months if Public Improvements are being constructed prior to Final Plat consideration. It is the responsibility of the developer to be aware of these deadlines and request an extension of the Preliminary Plat approval prior to the Preliminary Plat expiration date.
- **Vesting of Entitlement:** Per City Code, entitlement (approval to construct or implement) shall remain in effect so long as substantial site work has progressed beyond grading and completion of structural foundations and twenty-five percent (25%) of the total building area has occurred above grade within twenty-four (24) months of the effective date of the approval, unless a greater time period is authorized at time of the original entitlement, or by approval of an extension of the original entitlement. It is the responsibility of the developer to be aware of this deadline and request an extension of the approval prior to the expiration date.

Outstanding Issues: There are no outstanding issues.

Planning and Zoning Commission Action:

Date: September 11, 2023

Vote:

Recommendation:

Recommendation: Approve the Preliminary Plat and Site Plan request, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. The City Council granting a waiver of a thirty foot (30') landscape buffer adjacent to the adjoining property at the northwest corner of the applicant's property.
2. The applicant agreeing that no building permit shall be issued for any building on the Picket Fence property until the Parkland Dedication Agreement has been signed by the applicant.

Lead Staff Member: Brian Portz

Approval Meeting Dates:

Planning and Zoning Commission	September 11, 2023
City Council	

Staff Report Reviews:

Planning & Zoning Commission	<input type="checkbox"/> Development Coordinator (or) <input checked="" type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input type="checkbox"/> Legal Department <input type="checkbox"/> Agenda Acceptance

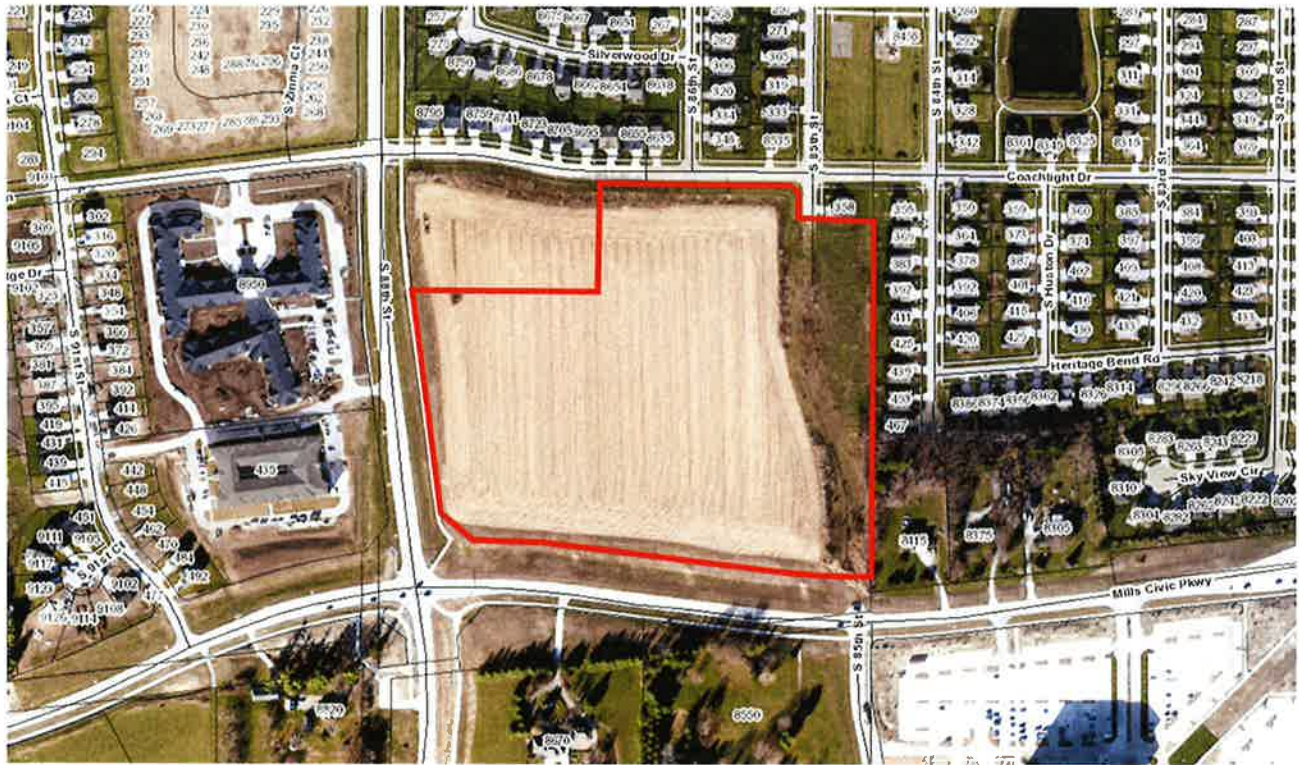
Publications (if applicable)

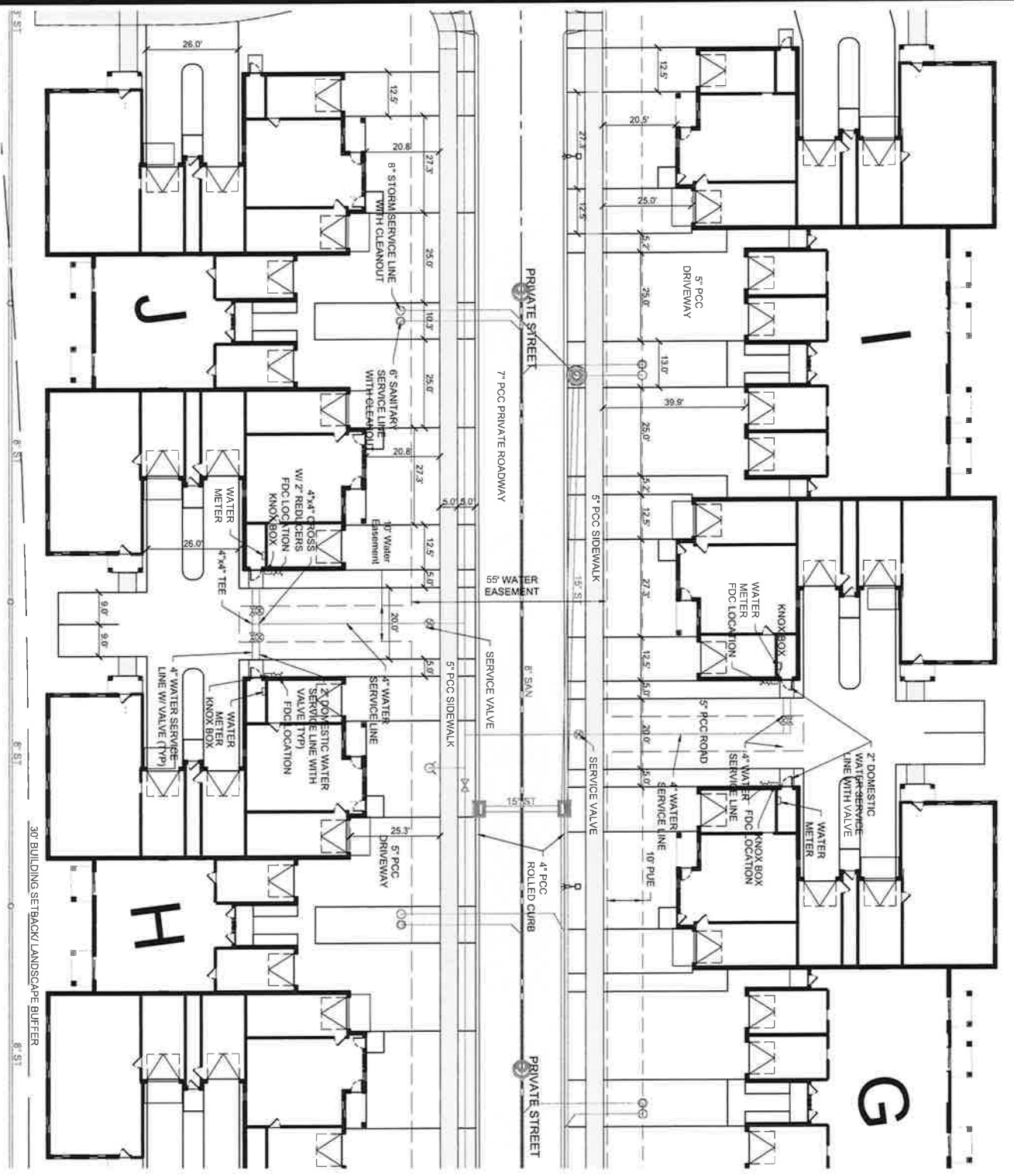
Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	6/19/23
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

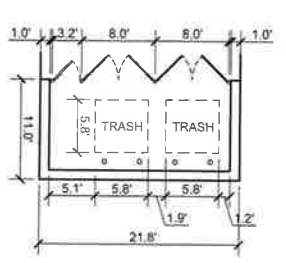
Location Map



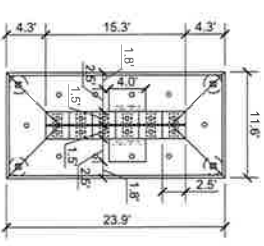


1 TYPICAL LAYOUT DETAIL
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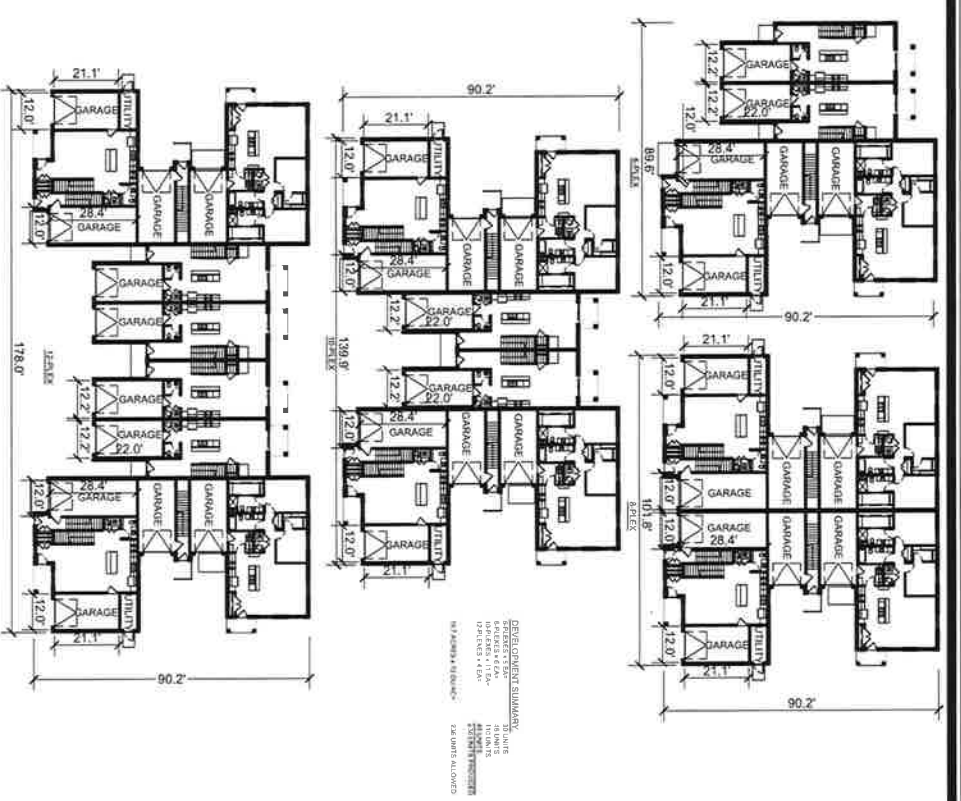
3 TRASH ENCLOSURE DETAIL
1"=30'



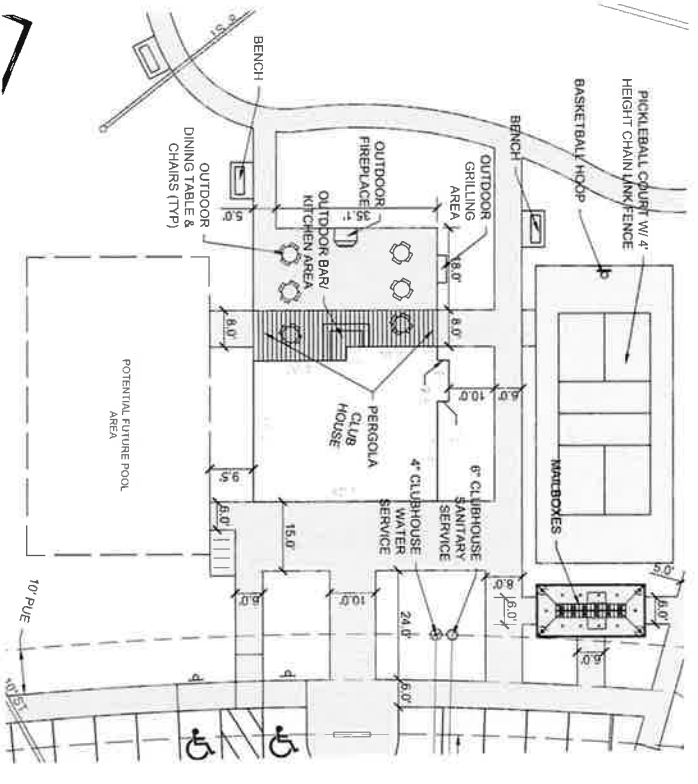
4 MAILBOX STRUCTURE DETAIL
1"=10'



2 BUILDING LAYOUTS DETAIL
1"=30'



5 CLUBHOUSE DETAIL
1"=20'



PICKET FENCE COMMUNITIES 2023

SITE DETAILS

SNYDER & ASSOCIATES, INC.

WEST DES MOINES, IOWA

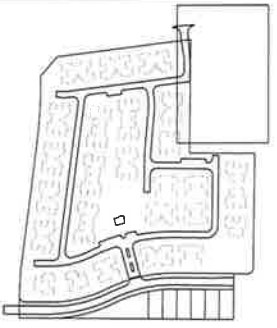
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

2	AS PER CITY COMMENTS	08-25-23	LJM
1	AS PER CITY COMMENTS	08-11-23	LJM
MARK	REVISION	DATE	BY
Engineer: KMM	Checked By: BKC	Scale: 1" = 20'	
Technician: LJM	Date: 07-21-2023	T-R-S: TTN-RRW-SS	
Project No: 123.0764.01			Sheet C102

SNYDER & ASSOCIATES
Project No: 123.0764.01
Sheet C102



 SNYDER & ASSOCIATES	PICKET FENCE COMMUNITIES 2023	WEST DES MOINES, IOWA															
	OVERALL DIMENSION AND UTILITY PLAN	SNYDER & ASSOCIATES, INC.	2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com														
Project No: 123.0764.01 Sheet C300			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>MARK</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>AS PER CITY COMMENTS</td> <td>08-25-23</td> <td>LJM</td> </tr> <tr> <td>1</td> <td>AS PER CITY COMMENTS</td> <td>08-11-23</td> <td>LJM</td> </tr> </tbody> </table>		MARK	REVISION	DATE	BY	2	AS PER CITY COMMENTS	08-25-23	LJM	1	AS PER CITY COMMENTS	08-11-23	LJM	Project No: 123.0764.01 Sheet C300
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2	AS PER CITY COMMENTS	08-25-23	LJM														
1	AS PER CITY COMMENTS	08-11-23	LJM														



SHEET LEGEND

PLANTING PLAN GENERAL NOTES

- A. UTILITY WARNINGS: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY RECORDS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH THE UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60-1 LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- E. PROVIDE 3-INCH DEPTH SHREDED HARDWOOD MULCH IN PLANT BED AREAS AS INDICATED ON PLAN AND PROVIDE A MIN 3'-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE 1/2" BLACK STEEL EDGING AT PLANT BED PERIMETER AS NOTED ON PLANS.
- F. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT DOWN SEED MIX. UNLESS NOTED OTHERWISE.
- G. PROVIDE 2-INCH RIVER GRAVEL PLACED TO A DEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT IN AREAS SHOWN ON PLAN. PROVIDE STEEL EDGING WHEN NOT ADJACENT TO SIDEWALK.
- H. PROVIDE DETENTION BASIN SEED MIX AS PROVIDED BY PRAIRIE MOON NURSERY, WWW.PRAIRIEMOON.COM, 3215 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL. SEEDING RATE: 11.49 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING.
- I. PROVIDE REGREEN, Trichium aestivum, SHORT-LEAVED STERILE PERENNIAL WACKY WHICH GROWS THROUGH OR APPROVED EQUAL. APPLY AT 50 LBS/ACRE.
- H. ANY SUBSTITUTION TO PLANT MATERIAL SHALL BE APPROVED IN WRITING BY THE CITY OF WEST DES MOINES COMMUNITY DEVELOPMENT DEPARTMENT.
- J. MINIMUM TREES/SHRUBS INSTALL HEIGHTS SHALL BE:
 - 2' CAL - DECIDUOUS OVERSTORY TREES
 - 6' HT - EVERGREEN OVERSTORY TREES
 - 1-1/2' CAL - DECIDUOUS ORNAMENTAL TREES
 - 3' HT - DECIDUOUS SHRUBS WITH MATURE HEIGHT OF GREATER THAN 3'
 - 14' HT - DECIDUOUS SHRUBS WITH MATURE HEIGHT BETWEEN 3-5'
 - 14' HT - DECIDUOUS SHRUBS WITH MATURE HEIGHT OF LESS THAN 3'
 - 2' HT - EVERGREEN SHRUBS
- J. PLANT MATERIAL GROWN IN ROOT PRUNED OR ROOT CONTROLLED BAGS/CONTAINER CONDITIONS ARE TO BE USED WHENEVER POSSIBLE. HEIGHTS FOR THESE PLANTS, EXCEPT CONIFERS CAN BE REDUCED BY ONE SIZE BASED ON CITY AND ENGINEER APPROVAL.

BUFFER YARD REQUIREMENTS

- 30' LANDSCAPE BUFFER WITH A MINIMUM 1' OVERSTORY / EVERGREEN TREE, 2' ORNAMENTAL TREES, 6 SHRUBS PER 35' L.F.
- NORTH BUFFER YARD (467' 46" L.F. TOTAL):
 - 467' 46" X 35' = 13.36 PLANT UNITS
 - 13.36 X 1 = 13.36 OVERSTORY / EVERGREEN TREES REQUIRED, (14 PROVIDED, 50% EVERGREEN)
 - 13.36 X 2 = 26.72 UNDERSTORY TREES REQUIRED, (27 PROVIDED)
 - 13.36 X 6 = 80.16 SHRUBS / GRASSES REQUIRED, (83 PROVIDED)
- WEST BUFFER YARD (664' 21" L.F. TOTAL):
 - 664' 21" X 35' = 18.41 PLANT UNITS
 - 18.41 X 1 = 18.41 OVERSTORY / EVERGREEN TREES REQUIRED, (19 PROVIDED, 91% EVERGREEN)
 - 18.41 X 2 = 36.82 UNDERSTORY TREES REQUIRED, (37 PROVIDED)
 - 18.41 X 6 = 110.46 SHRUBS / GRASSES REQUIRED, (111 PROVIDED)
- SOUTH BUFFER YARD (984' 31" L.F. TOTAL):
 - 984' 31" X 35' = 28.22 PLANT UNITS
 - 28.22 X 1 = 28.22 OVERSTORY / EVERGREEN TREES REQUIRED, (28 PROVIDED)
 - 28.22 X 2 = 56.44 UNDERSTORY TREES REQUIRED, (59 PROVIDED)
 - 28.22 X 6 = 169.72 SHRUBS / GRASSES REQUIRED, (169 PROVIDED)
- EAST BUFFER YARD (675' 18" L.F. TOTAL):
 - 675' 18" X 35' = 25.25 PLANT UNITS
 - 25.25 X 1 = 25.25 OVERSTORY / EVERGREEN TREES REQUIRED, (27 PROVIDED, 107% EVERGREEN)
 - 25.25 X 2 = 50.50 UNDERSTORY TREES REQUIRED, (51 PROVIDED)
 - 25.25 X 6 = 151.50 SHRUBS / GRASSES REQUIRED, (152 PROVIDED)

OPEN SPACE REQUIREMENTS

- PROPERTY AREA = 859,094 SF
- PAVEMENT / BUILDING AREA = 526,210 SF
- OPEN SPACE = 331,874 SF
- 25% OPEN SPACE REQUIRED: 859,094 X 25% = 214,521 SF REQUIRED (331,874 SF PROVIDED, 30.7%)
- 24,556 / 3,000 = 7.15 PLANT UNITS
- 7.15 X 2 = 14.30 TREES REQUIRED (144 PROVIDED, 50% EVERGREEN)
- 7.15 X 3 = 21.45 SHRUBS REQUIRED (215 PROVIDED)

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
AB	33	Acer rubrum 'Brandywine'	Brandywine Red Maple	2' Cal	BBB
AM3	9	Acer x fraxinum 'Mikano'	Black x Freeman Maple	2' Cal	BBB
BR	2	Banila nigra	River Birch	2' Cal	BBB
CO	8	Celtis occidentalis	Common Hackberry	2' Cal	BBB
GP	21	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Mordenian Tree	2' Cal	BBB
OB	8	Quercus bicolor	Swamp White Oak	2' Cal	BBB
OU	13	Quercus macrocarpa 'JFS-KW3 TM'	Urban Pinna Oak	2' Cal	BBB
TA	3	Tilia americana	American Linden	2' Cal	BBB

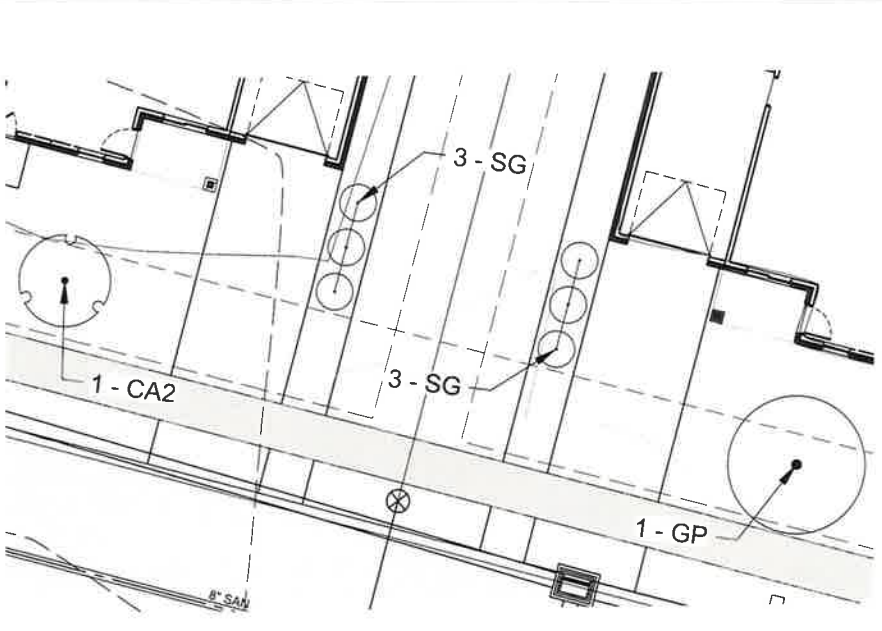
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
AC	15	Abies concolor	White Fir	6' Ht	BBB
PD	22	Picea glauca 'Densata'	Black Hills White Spruce	6' Ht	BBB
PP	32	Pinus pungens 'Fai Albert'	Fai Albert Colorado Spruce	6' Ht	BBB
PV	46	Pinus koraiensis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Lumber Pine	6' Ht	BBB

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
CA2	32	Cornus alternifolia	Pagoda Dogwood	1.5' Cal	BBB
MA	75	Malus x 'admiranda'	Adirondack Crabapple	1.5' Cal	BBB
MS	38	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5' Cal	BBB
SR	10	Syringa reticulata	Japanese Tree Lilac	1.5' Cal	BBB
SI	32	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1.5' Cal	BBB
VL	7	Viburnum lentago	Nannyberry	1.5' Cal	BBB

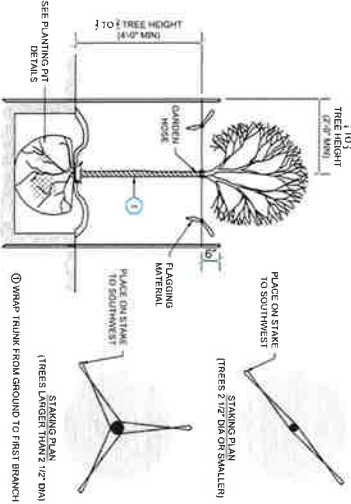
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
FS	34	Foraythia x 'Innocentia Sunrise'	Sunrise Forsythia	3' Ht	Pot
JM	45	Juniperus chinensis 'Murray'	Murray Juniper	2.5' Ht	Pot
JF	115	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3' Ht	Pot
PK	18	Physocarpus opulifolius 'UMNH-Happi' TM	Frisette Ninesark	2' Ht	Pot
SB	141	Spiraea x 'burrardii' Tor Gold TM	Glow Girl Birchleaf Spirea	2' Ht	Pot
SG	198	Spiraea x 'burnardii' Goldflame	Goldflame Spirea	2' Ht	Pot
SM	19	Syringa 'meier' Palibari	Dwarf Korean Lilac	2' Ht	Pot
VW	8	Vibegia florida 'Vandwig 6' TM	Sonic Bloom Red Weigela	3' Ht	Pot

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CK	57	Calamagrostis x scoullera 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal	Pot
MG	37	Melicenthus sileneola 'Stardust'	Elatia Grass	3 gal	Pot
RS	112	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	3 gal	Pot
SP	15	Sporobolus heterolepis	Prairie Dropseed	3 gal	Pot

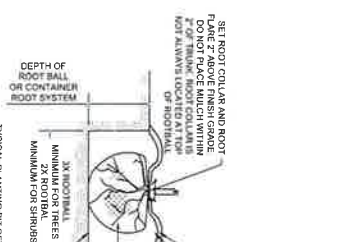
NOTE: QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.



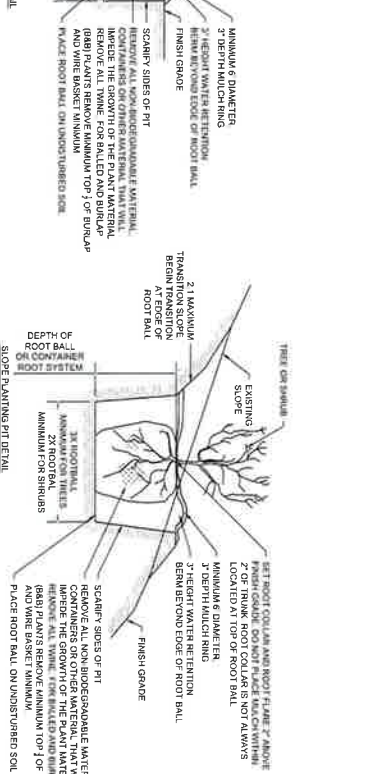
TYPICAL UNIT PLANTING DETAIL
NO SCALE



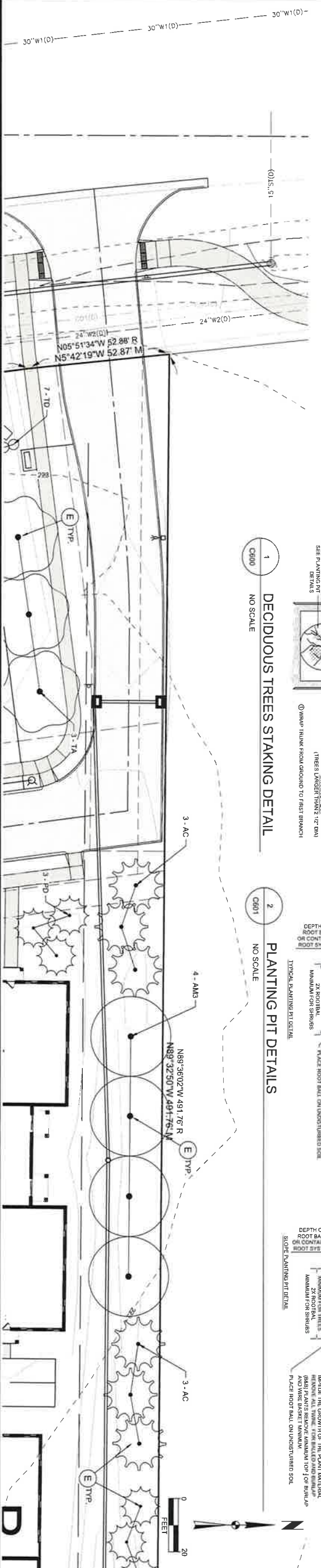
1 DECIDUOUS TREES STAKING DETAIL
NO SCALE



2 PLANTING PIT DETAILS
NO SCALE



TYPICAL PLANTING PIT DETAILS



PICKET FENCE COMMUNITIES 2023

PLANTING PLAN

WEST DES MOINES, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

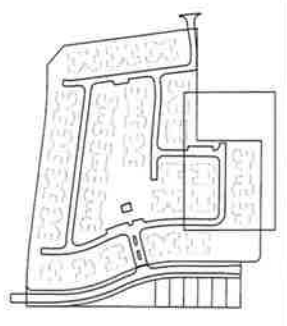
SNYDER & ASSOCIATES

Project No: 123.0764.01
Sheet C601

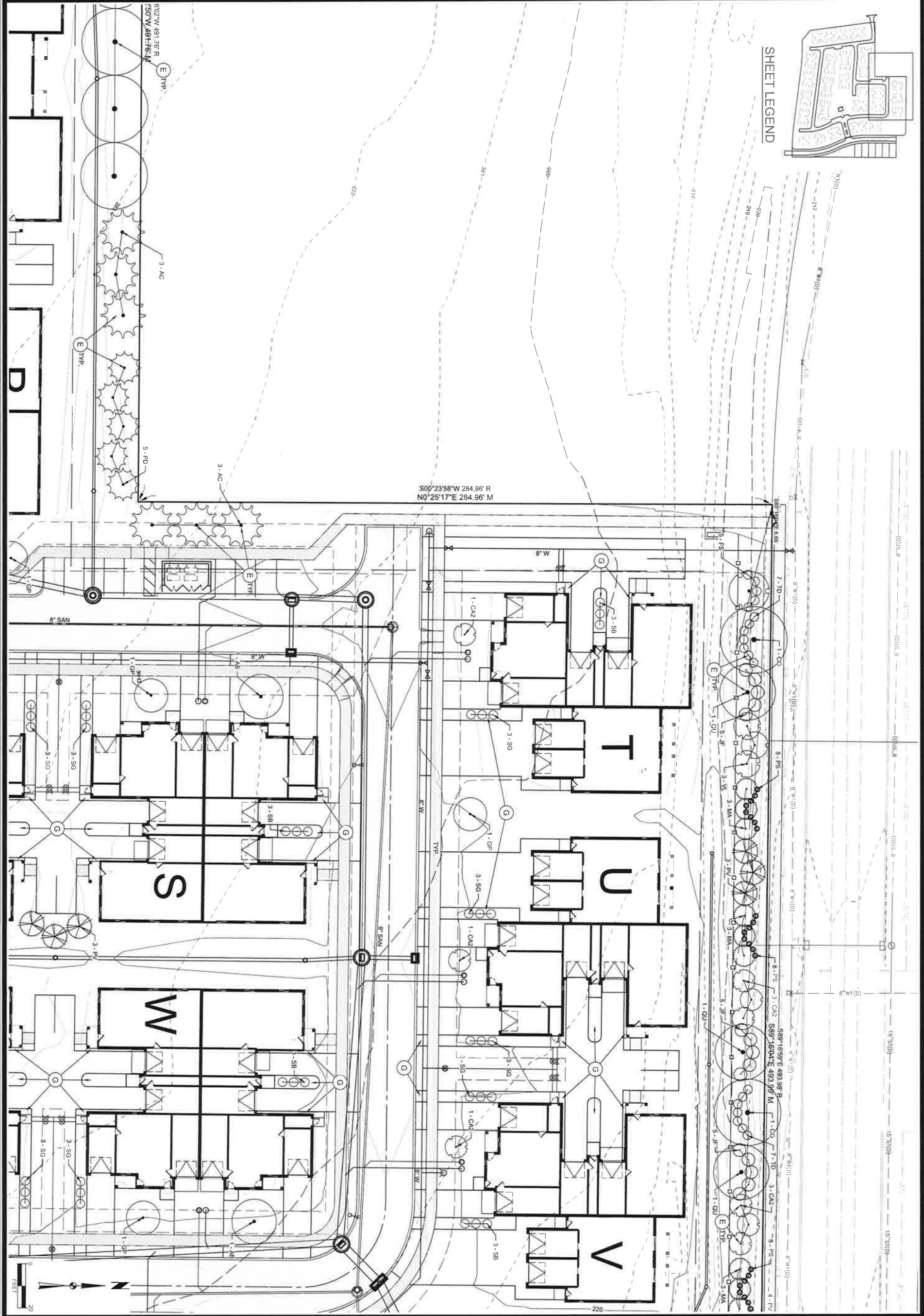
2	AS PER CITY COMMENTS	08-25-23	LJM
1	AS PER CITY COMMENTS	08-11-23	LJM
MARK	REVISION	DATE	BY
Engineer: KMM	Checked By: BKC	Scale: 1" = 20'	
Technician: LJM	Date: 07-21-2023	T-R-S: TTN-RRW-SS	

Project No: 123.0764.01

Sheet C601



SHEET LEGEND

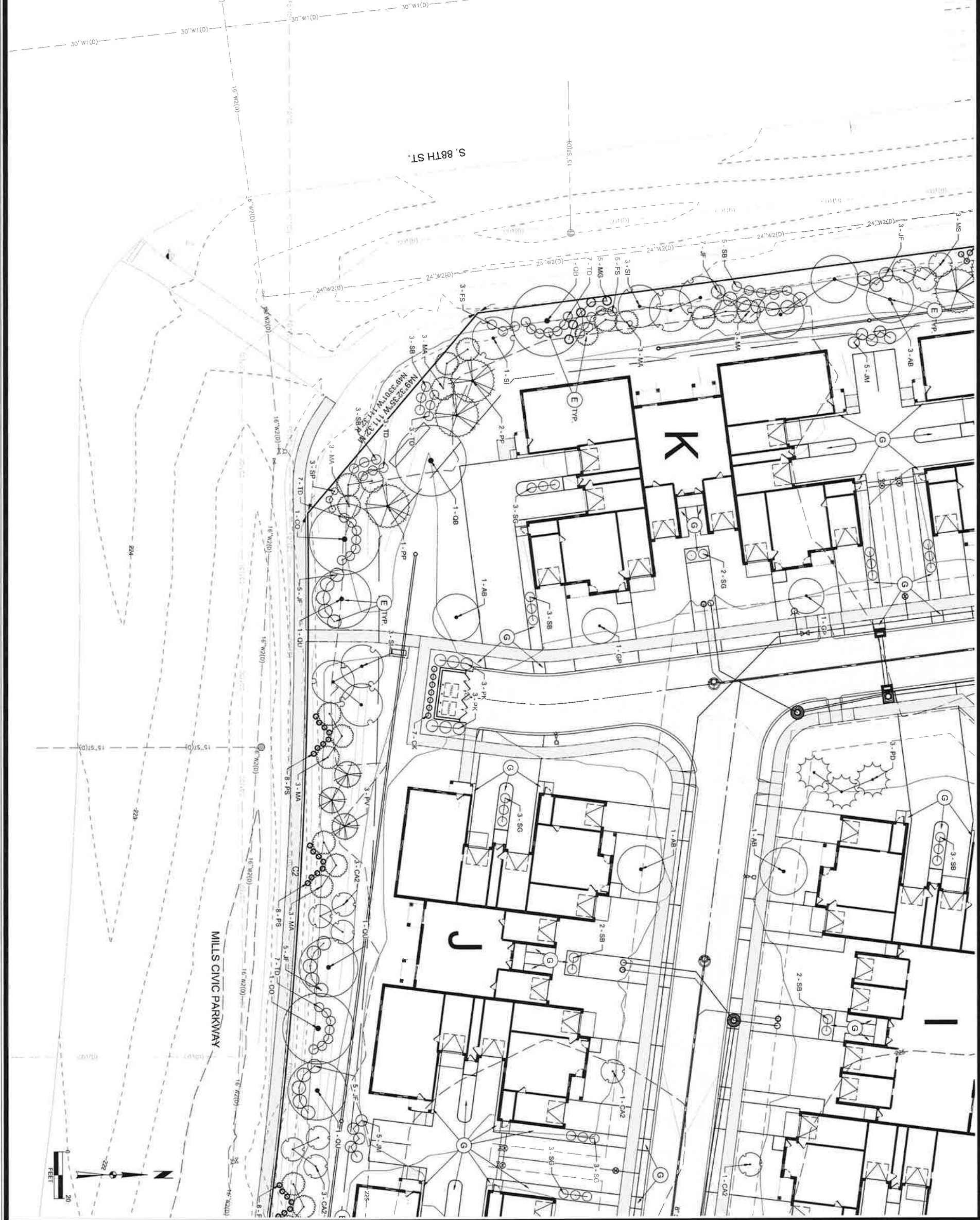
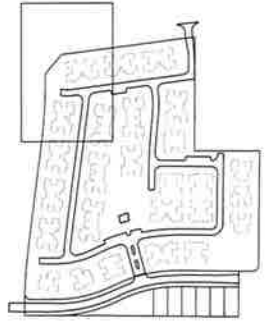


S00°23'58"W 284.96' R
N0°25'17"E 284.96' M

S89°16'50"E 403.98' R
S89°16'04"E 433.93' M

	PICKET FENCE COMMUNITIES 2023		WEST DES MOINES, IOWA													
	PLANTING PLAN		2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com													
Project No: 123.0764.01 Sheet C602	<table border="1"> <thead> <tr> <th>MARK</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>AS PER CITY COMMENTS</td> <td>08-25-23</td> <td>LJM</td> </tr> <tr> <td>1</td> <td>AS PER CITY COMMENTS</td> <td>08-11-23</td> <td>LJM</td> </tr> </tbody> </table>			MARK	REVISION	DATE	BY	2	AS PER CITY COMMENTS	08-25-23	LJM	1	AS PER CITY COMMENTS	08-11-23	LJM	Scale: 1" = 20' T-R-S: TTN-RRW-SS
MARK	REVISION	DATE	BY													
2	AS PER CITY COMMENTS	08-25-23	LJM													
1	AS PER CITY COMMENTS	08-11-23	LJM													
Project No: 123.0764.01			Sheet C602													

SHEET LEGEND



<p>Project No: 123.0764.01 Sheet C607</p>	<p>SNYDER & ASSOCIATES, INC.</p>	<p>PICKET FENCE COMMUNITIES 2023</p> <p>PLANTING PLAN</p> <p>WEST DES MOINES, IOWA</p>	<p>2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com</p>																		
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">2</td> <td style="width: 75%;">AS PER CITY COMMENTS</td> <td style="width: 10%;">08-25-23</td> <td style="width: 10%;">LJM</td> </tr> <tr> <td>1</td> <td>AS PER CITY COMMENTS</td> <td>08-11-23</td> <td>LJM</td> </tr> <tr> <td colspan="2">MARK REVISION</td> <td>DATE</td> <td>BY</td> </tr> <tr> <td>Engineer: KMM</td> <td>Checked By: BKC</td> <td>Scale: 1" = 20'</td> <td></td> </tr> <tr> <td>Technician: LJM</td> <td>Date: 07-21-2023</td> <td>T-R-S: TTN-RRW-SS</td> <td></td> </tr> </table>	2	AS PER CITY COMMENTS	08-25-23	LJM	1	AS PER CITY COMMENTS	08-11-23	LJM	MARK REVISION		DATE	BY	Engineer: KMM	Checked By: BKC	Scale: 1" = 20'		Technician: LJM	Date: 07-21-2023	T-R-S: TTN-RRW-SS
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- HARDIE PANEL
- SELECT CEDARMILL BOARD & BATTEN PREFINISHED SIDING - BOOTHBAY BLUE
- CERTAINTEED LANDMARK PRO - MAX DEF MOIRE BLACK
- HARDIE PLANK - SELECT CEDARMILL PREFINISHED LAP SIDING - ARCTIC WHITE
- EDWARD'S STONE STE. GEN DIMENSIONAL THIN NATURAL STONE



FRONT ELEVATION



MOIRE BLACK



ARCTIC WHITE

BOOTHBAY BLUE



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

CONDENSERS & ELECTRICAL METERS TO BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPE PLANTINGS OF PREDOMINATELY EVERGREEN MATERIALS AT ADJACENT PUBLIC THOROUGHFARES (TYPICAL)



BACK ELEVATION



STE. GEN DIMENSIONAL

6-PLEX
PICKET FENCES
88TH & MILLS



FRONT ELEVATION

- HARDIE PANEL
SELECT CEDARMILL
BOARD & BATTEN
PREFINISHED
SIDING - BOOTHBAY BLUE
- CERTAINEED LANDMARK
PRO - MAX DEF
MOIRE BLACK
- HARDIE PLANK - SELECT
CEDARMILL PREFINISHED
LAP SIDING - ARCTIC WHITE
- EDWARD'S STONE
STE. GEN DIMENSIONAL
THIN NATURAL STONE



MOIRE BLACK



ARCTIC WHITE

BOOTHBAY BLUE



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

CONDENSERS & ELECTRICAL
METERS TO BE SCREENED
FROM PUBLIC VIEW WITH
LANDSCAPE PLANTINGS
OF PREDOMINATELY
EVERGREEN MATERIALS
AT ADJACENT PUBLIC
THOROUGHFARES (TYPICAL)



BACK ELEVATION



STE. GEN DIMENSIONAL

8-PLEX
PICKET FENCES
88TH & MILLS



FRONT ELEVATION

- HARDIE PANEL
SELECT CEDARMILL
BOARD & BATTEN
PREFINISHED
SIDING - NIGHT GRAY
- CERTAINTEED LANDMARK
PRO - MAX DEF
MOIRE BLACK
- HARDIE PLANK - SELECT
CEDARMILL PREFINISHED
LAP SIDING - ARCTIC WHITE
- EDWARD'S STONE
STE. GEN DIMENSIONAL
THIN NATURAL STONE



MOIRE BLACK



ARCTIC WHITE

NIGHT GRAY



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

CONDENSERS & ELECTRICAL METERS TO BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPE PLANTINGS OF PREDOMINATELY EVERGREEN MATERIALS AT ADJACENT PUBLIC THOROUGHFARES (TYPICAL)



BACK ELEVATION



STE. GEN DIMENSIONAL

10-PLEX
PICKET FENCES
88TH & MILLS



FRONT ELEVATION

- HARDIE PANEL
SELECT CEDARMILL
BOARD & BATTEN
PREFINISHED
SIDING - MOUNTAIN SAGE
- CERTAINTED LANDMARK
PRO - MAX DEF
MOIRE BLACK
- HARDIE PLANK - SELECT
CEDARMILL PREFINISHED
LAP SIDING - ARCTIC WHITE
- EDWARD'S STONE
STE. GEN DIMENSIONAL
THIN NATURAL STONE



MOIRE BLACK



ARCTIC WHITE

MOUNTAIN SAGE



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

CONDENSERS & ELECTRICAL METERS TO BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPE PLANTINGS OF PREDOMINATELY EVERGREEN MATERIALS AT ADJACENT PUBLIC THOROUGHFARES (TYPICAL)



BACK ELEVATION



STE. GEN DIMENSIONAL

12-PLEX
PICKET FENCES
88TH & MILLS

- CERTAINEED LANDMARK
PRO - MAX DEF MOIRE BLACK
- HARDIE PANEL
SELECT CEDARMILL
BOARD & BATTEN
PREFINISHED
SIDING - MOUNTAIN SAGE
- HARDIE PLANK - SELECT
CEDARMILL PREFINISHED
LAP SIDING - ARCTIC WHITE
- EDWARD'S STONE
STE. GEN DIMENSIONAL
THIN NATURAL STONE



FRONT ELEVATION

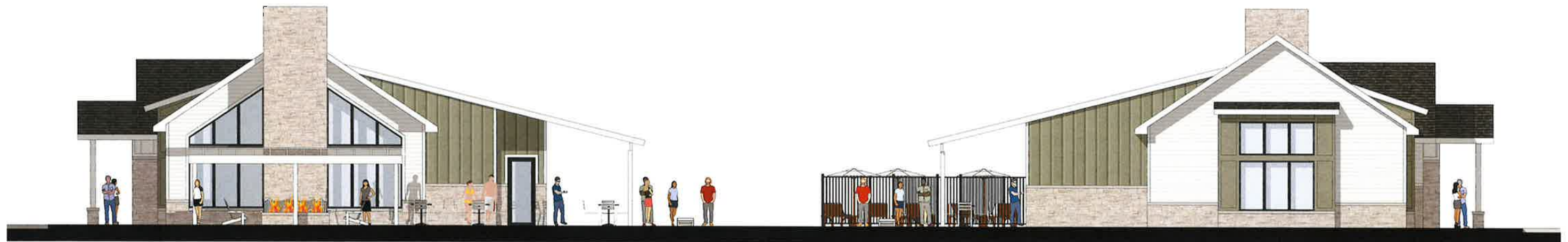


MOIRE BLACK



ARCTIC WHITE

MOUNTAIN SAGE



RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION



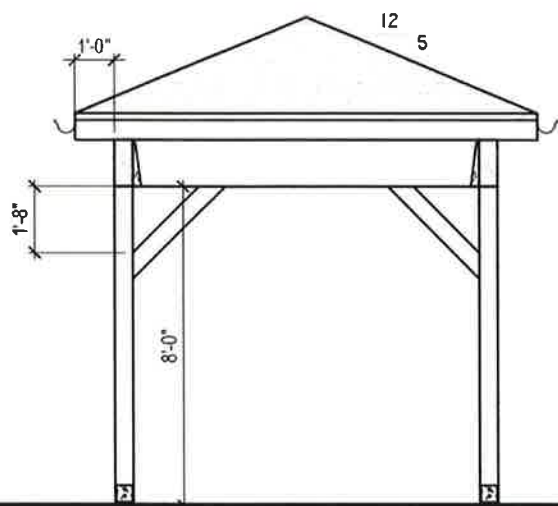
STE. GEN DIMENSIONAL



BACK ELEVATION

CLUBHOUSE
PICKET FENCES
88TH & MILLS

X | W | V | U | T | S | R | P | N | H | L | K | J | H | G | F | E | D | C | B | A



IMPACT RESISTANT SHINGLES OVER #30 FELT
1x CEDAR FASCIA

MTL GUTTER & DOWNSPOUTS, MATCH EXISTING

SIMPSON HUC614TF TOP FLANGE HANGER AT SHORT BEAM

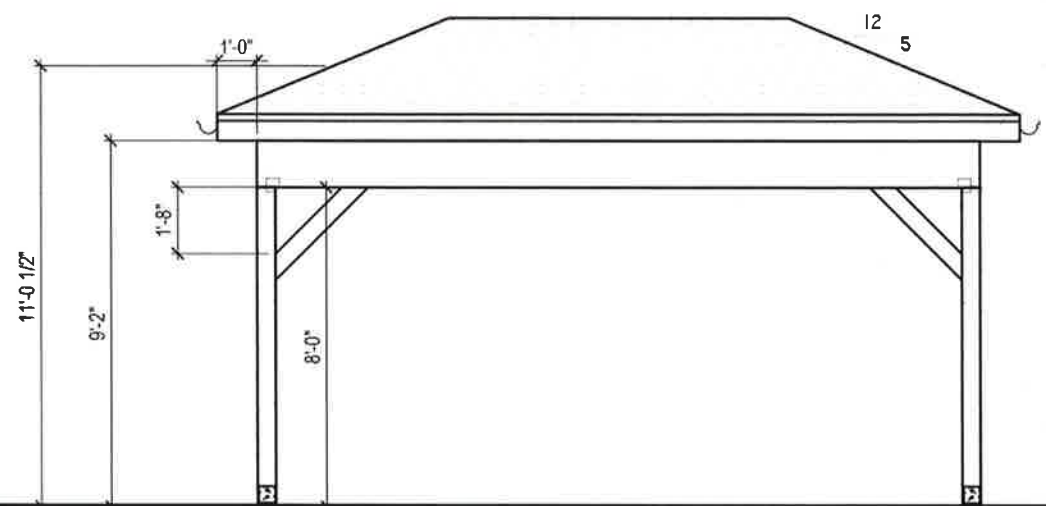
CEDAR SOFFIT

6x6 CEDAR KICKER EACH WAY

6x14 #1 CEDAR BEAM OR BETTER

6x6 CEDAR POST

SIMPSON ABU66 POST BASE - ANCHOR TO PIER W/ 5/8"x6" EMBED EPOXY ANCHOR



IMPACT RESISTANT SHINGLES OVER #30 FELT
1x CEDAR FASCIA

MTL GUTTER & DOWNSPOUTS, MATCH EXISTING

SIMPSON LCE4

CEDAR SOFFIT

6x6 CEDAR KICKER EACH WAY

6x14 #1 CEDAR BEAM OR BETTER

6x6 CEDAR POST

SIMPSON ABU66 POST BASE - ANCHOR TO PIER W/ 5/8"x6" EMBED EPOXY ANCHOR

24" DIA, X 4'-6" DEEP PIER W (6) #4 VERTS W #4 CLOSED END TIES AT 10" OC

24" DIA, X 4'-6" DEEP PIER W (6) #4 VERTS W #4 CLOSED END TIES AT 10" OC

X | SIDE ELEVATION
1/2" = 1'-0"

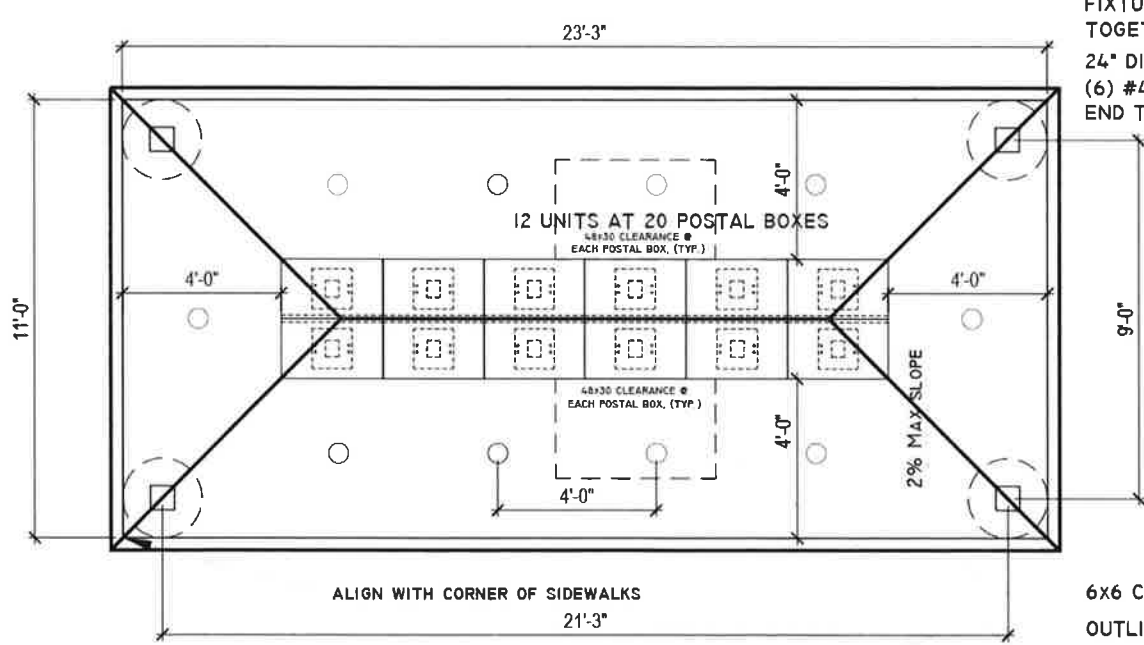
N | FRONT ELEVATION
1/2" = 1'-0"



CERTAINTED LANDMARK PRO-MAX DEF - MOIRE BLACK - SHINGLES



CEDAR POSTS, BEAMS, KICKERS, FASCIAS & SOFFITS



6" RECESSED CANS, LIGHT FIXTURE 9 FROM CLUBHOUSE FIXTURE SCHEDULE, CIRCUIT TOGETHER ON PHOTOCELL

24" DIA, X 4'-6" DEEP PIER W (6) #4 VERTS W #4 CLOSED END TIES AT 10" OC

OVERALL SIZE TO BE COORDINATED W/ CONTRACTOR BASED ON ACTUAL SIZE OF POSTAL BOXES SELECTED ALONG WITH REQUIRED CLEARANCES.

6x6 CEDAR POST
OUTLINE OF ROOF

3/8" T&G CEDAR (UNFINISHED) AT UNDERSIDE OF TRUSSES

M | PLAN
1/2" = 1'-0"

951

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Preliminary not for construction

PICKET FENCES
88TH AND MILLS PARKWAY
WEST DES MOINES, IA
MAILBOX SHELTER PLANS & ELEVATIONS

NO.	ISSUED FOR	DATE

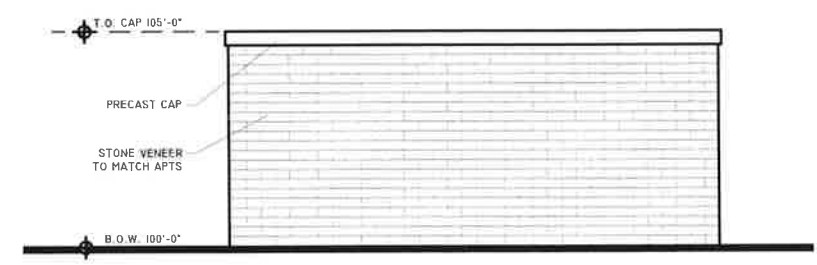
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Y | X | W | V | U | T | S | R | P | N | H | L | K | J | H | G | F | E | D | C | B | A

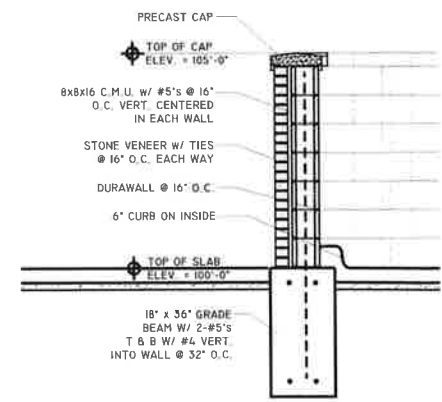
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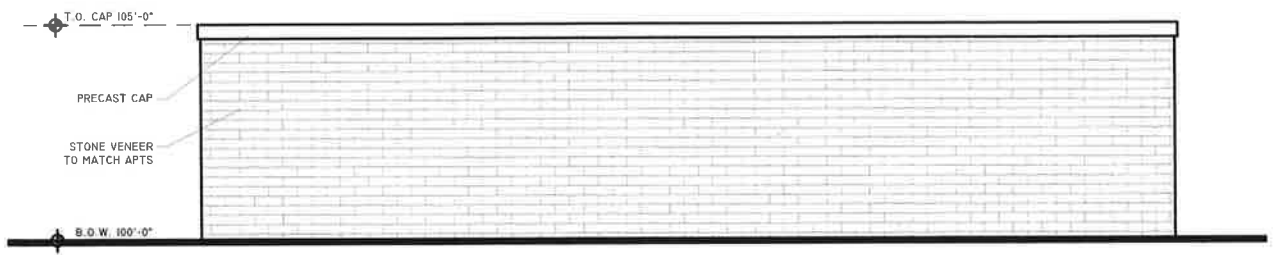
Preliminary
not for
construction



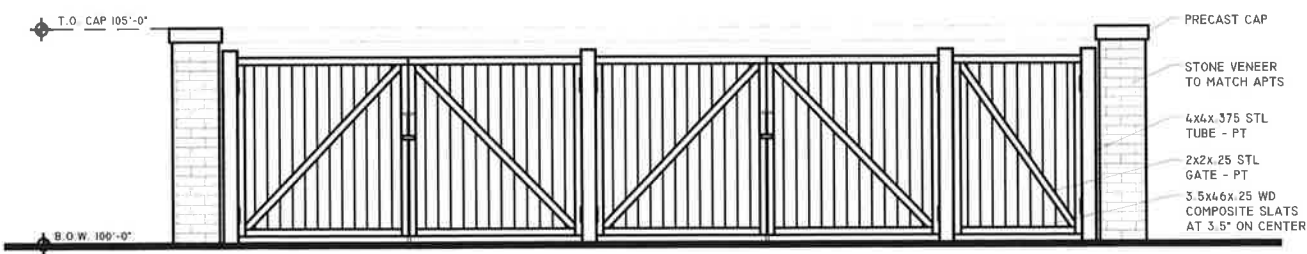
U 10 SIDE ELEVATION
1/2" = 1'-0"



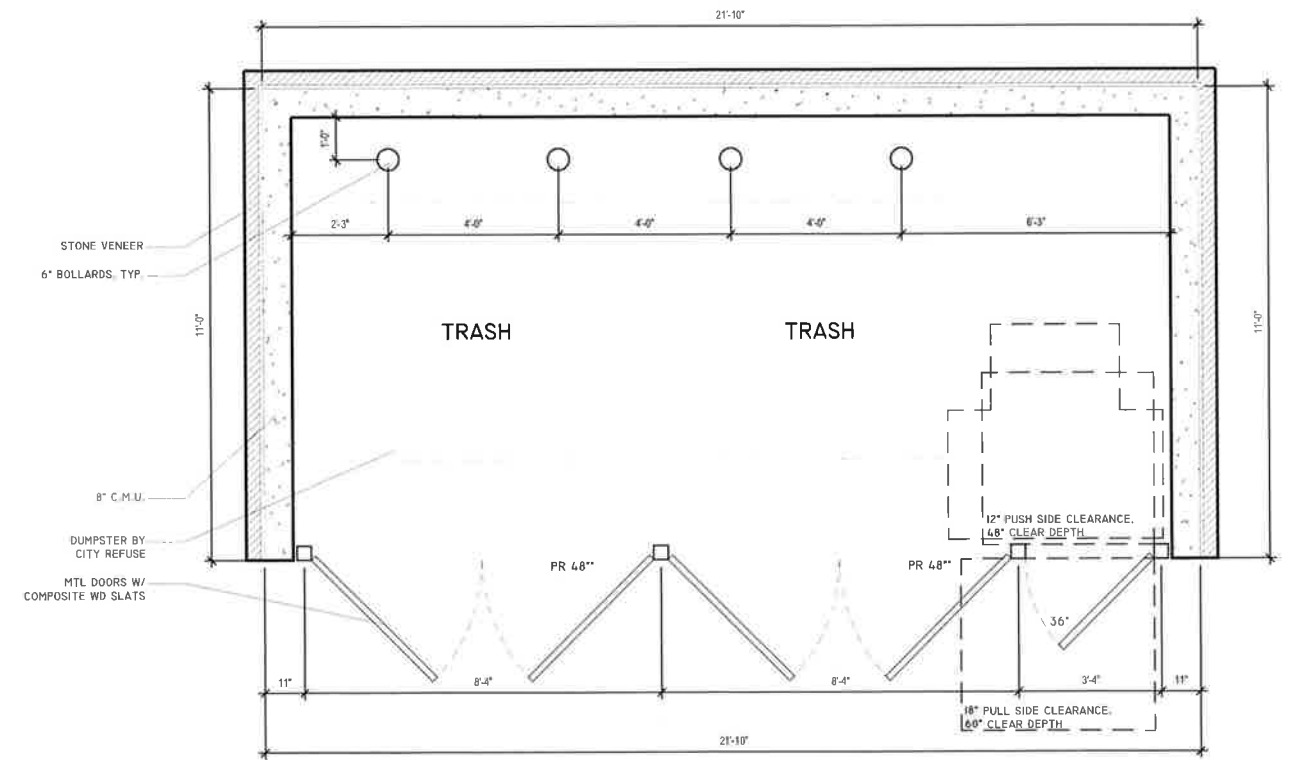
D 9 WALL SECTION
1/2" = 1'-0"



X 6 REAR ELEVATION
1/2" = 1'-0"



X 1 FRONT ELEVATION
1/2" = 1'-0"



L 1 DOUBLE WIDE TRASH ENCLOSURE PLAN
1/2" = 1'-0"

PICKET FENCES
88TH AND MILLS FARWAY
WEST DES MOINES, IA
PLANS & ELEVATIONS

NO.	ISSUED FOR	DATE
1	PERMITS	2023 06 28
2	PERMITS	2023 07 28
3	PERMITS	2023 08 05

JOB No. 5213246
GI.01

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
NO. PZC-23-044

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations of the West Des Moines Municipal Code, the applicant and property owner, PFC WDM, LLC, requests approval of a Preliminary Plat for the purpose of subdividing that approximately 22.8-acre property located at the northeast corner of S. 88th Street and Mills Civic Parkway as depicted on the location map included in the staff report. The applicant proposes the creation of one (1) lot for multi-family development, and 7 lots for single family development; and

WHEREAS, additionally, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant and property owner, PFC WDM, LLC, requests approval of the Site Plan for the approximately 19.7-acre property located at the northeast corner of S. 88th Street and Mills Civic Parkway for the purpose of constructing five 6-plex buildings, six 8-plex buildings, eleven 10-plex buildings, and four 12-plex buildings for a total of 236 dwelling units and associated site improvements; and

WHEREAS, the Preliminary Plat complies with Iowa Code Chapters 354 and 414, the Comprehensive Plan and City Code; and

WHEREAS, the Site Plan complies with the findings stated in the provisions of Title 9, Chapter 1, the Comprehensive Plan and City Code.

NOW THEREFORE, the Planning and Zoning Commission of the City of West Des Moines recommends the City Council approve the Preliminary Plat and Site Plan (PPSP-006109-2023), subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

PASSED AND ADOPTED on September 11, 2023.

Andrew Conlin, Chair
Planning and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting on September 11, 2023, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary